



School Drive
Crossways



This semi-detached family home is set within the popular residential area of Crossways. The property offers favorable accommodation including a kitchen, sitting/dining room, three bedrooms, family bathroom and ground floor WC. There is an enclosed garden with pedestrian gated access and single garage. EPC rating C.

The property is situated within the popular expanding village of Crossways, located on the outskirts of Dorchester. Crossways offers a good village school that is in the catchment area for Dorchester's Thomas Hardy Upper School. Nearby Dorchester is steeped in history and enjoys some of the county's most noted period architecture, all set amongst a beautiful rural countryside. Dorchester offers shopping and social facilities including a cinema, museums, history centre, leisure centre, Borough Gardens and a choice of many excellent public houses and restaurants. Both Crossways and Dorchester boast train links to London Waterloo and Bristol Temple Meads and regular bus routes to adjoining towns.



Entrance to the property is via a part-glazed door to the hallway, with access given to all ground floor rooms including the WC.

The sitting/dining room is well-lit with a front aspect window and rear aspect French doors leading to the garden. There is a central fireplace housing an electric fire with surround and mantle.

The kitchen is fitted with a range of wall and base level units with work surfaces over and tiled splashback. Integral appliances include a four-ring gas hob, eye-level oven and grill and space is allocated for further appliances. The room also houses the under-stairs storage cupboard and a door provides additional access to the garden.

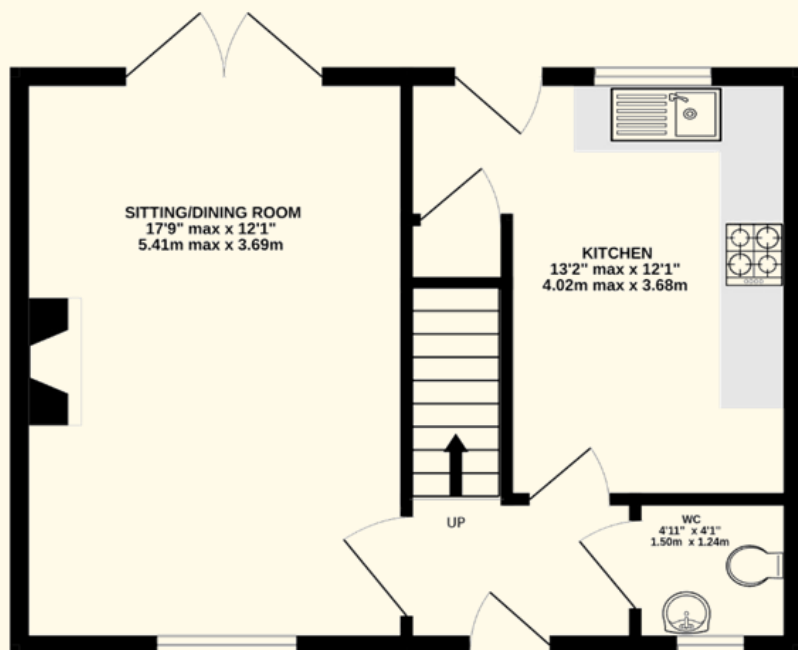
A set of stairs rise to the first floor, where the bedrooms and family bathroom are situated.

There are three bedrooms at the property, two are double in size and all rooms benefit from either a front or rear aspect window.

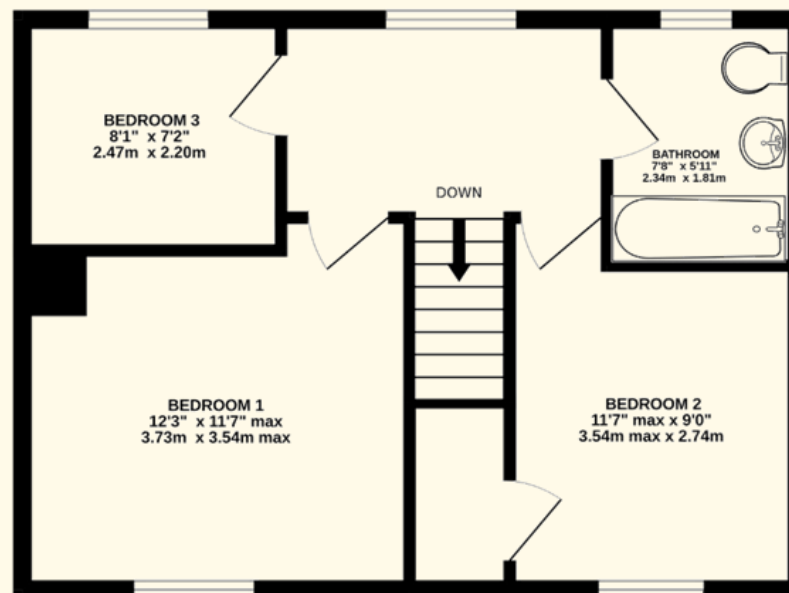
The bathroom is furnished with a panel enclosed bath, WC and wash hand basin. The room is complete with part-tiled walls and tile-effect vinyl flooring.

Externally, the property benefits from an enclosed rear garden, with areas of lawn and patio. There is also pedestrian gated access and a garage.

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (79.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
Dorset
DT1 1XJ

Tel: 01305 211970

We are advised that the council tax band is C.

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning; building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Services:

Mains electricity,
water and drainage
are connected.
Gas fired central
heating.

Flood Risk:

Surface water - Low risk of flooding.

Rivers and the sea - Very low risk of
flooding.

<https://check-long-term-flood-risk.service.gov.uk/risk#>